

2025
END OF YEAR

Market REPORT

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— EMERALD COAST —



On The Cover
147 Ansley Forest Drive
\$10,999,000 | Point Washington



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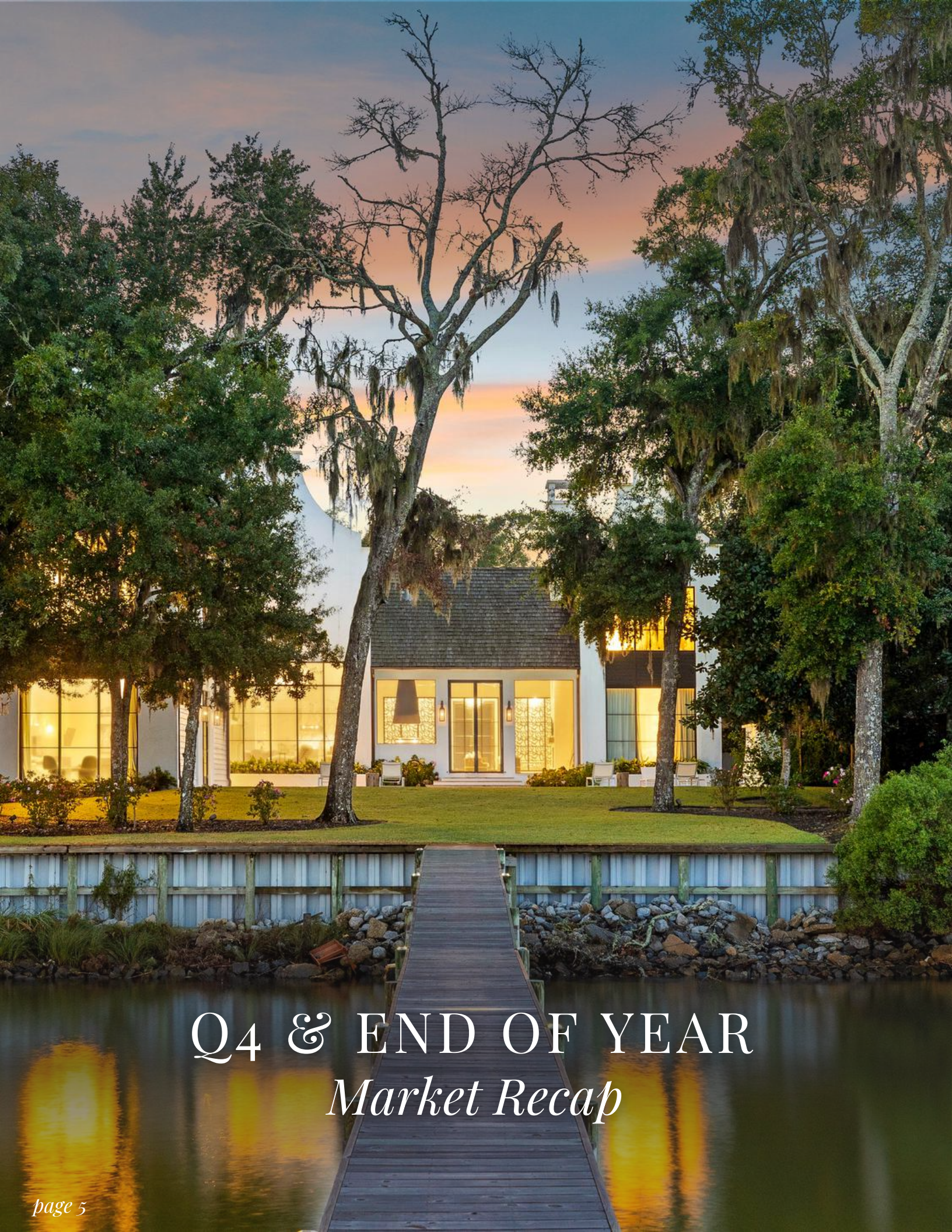
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Q4 & END OF YEAR
Market Recap



Inlet Beach

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales	Q4	18	21
	Year Over Year	61	70
<hr/>			
Average Price Per Sq Ft	Q4	\$620	\$500
	Year Over Year	\$661	\$642
<hr/>			
Average Sales Price	Q4	\$2,204,549	\$1,451,750
	Year Over Year	\$2,156,712	\$1,816,064
<hr/>			
Average Days on Market	Q4	140	117
	Year Over Year	117	131
<hr/>			
Sales Price to List Ratio	Q4	93%	94%
	Year Over Year	94%	96%



Rosemary Beach

Detached Single Family Homes

2024

2025

Number of Sales

Q4

6

7

Year Over Year

21

22

Average Price Per Sq Ft

Q4

\$1,273

\$1,486

Year Over Year

\$1,380

\$1,547

Average Sales Price

Q4

\$4,383,000

\$5,404,000

Year Over Year

\$4,081,666

\$4,937,409

Average Days on Market

Q4

101

242

Year Over Year

106

142

Sales Price to List Ratio

Q4

93%

97%

Year Over Year

92%

95%



Alys Beach

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales	Q4	9	5
	Year Over Year	40	28
<hr/>			
Average Price Per Sq Ft	Q4	\$2,111	\$1,816
	Year Over Year	\$1,885	\$1,777
<hr/>			
Average Sales Price	Q4	\$9,044,406	\$5,407,093
	Year Over Year	\$7,109,666	\$5,732,366
<hr/>			
Average Days on Market	Q4	36	144
	Year Over Year	33	120
<hr/>			
Sales Price to List Ratio	Q4	98%	95%
	Year Over Year	99%	95%



Seacrest

Detached Single Family Homes

2024

2025

Number of Sales

Q4

10

34

Year Over Year

35

94

Average Price Per Sq Ft

Q4

\$707

\$799

Year Over Year

\$715

\$795

Average Sales Price

Q4

\$2,139,078

\$2,641,525

Year Over Year

\$1,878,708

\$2,327,039

Average Days on Market

Q4

167

101

Year Over Year

104

109

Sales Price to List Ratio

Q4

91%

93%

Year Over Year

91%

93%



WaterSound Beach

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales			
	Q4	16	9
	Year Over Year	47	42
<hr/>			
Average Price Per Sq Ft			
	Q4	\$935	\$964
	Year Over Year	\$959	\$1,034
<hr/>			
Average Sales Price			
	Q4	\$3,495,750	\$3,417,666
	Year Over Year	\$3,320,946	\$3,972,382
<hr/>			
Average Days on Market			
	Q4	103	83
	Year Over Year	83	78
<hr/>			
Sales Price to List Ratio			
	Q4	96%	94%
	Year Over Year	95%	95%



WaterSound Camp Creek

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales	Q4	6	1
	Year Over Year	11	10
<hr/>			
Average Price Per Sq Ft	Q4	\$864	\$919
	Year Over Year	\$895	\$906
<hr/>			
Average Sales Price	Q4	\$4,281,666	\$6,950,000
	Year Over Year	\$4,576,863	\$5,212,500
<hr/>			
Average Days on Market	Q4	93	30
	Year Over Year	61	148
<hr/>			
Sales Price to List Ratio	Q4	93%	97%
	Year Over Year	95%	95%



Detached Single Family Homes

2024

2025

Number of Sales

Q4

33

56

Year Over Year

149

184

Average Price Per Sq Ft

Q4

\$464

\$448

Year Over Year

\$474

\$455

Average Sales Price

Q4

\$1,273,907

\$1,156,245

Year Over Year

\$1,262,956

\$1,210,430

Average Days on Market

Q4

90

95

Year Over Year

64

104

Sales Price to List Ratio

Q4

98%

99%

Year Over Year

97%

99%



Seagrove Beach

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales			
	Q4	24	31
	Year Over Year	95	121
<hr/>			
Average Price Per Sq Ft			
	Q4	\$872	\$816
	Year Over Year	\$865	\$790
<hr/>			
Average Sales Price			
	Q4	\$2,359,458	\$2,641,525
	Year Over Year	\$2,370,515	\$2,540,068
<hr/>			
Average Days on Market			
	Q4	143	94
	Year Over Year	110	101
<hr/>			
Sales Price to List Ratio			
	Q4	93%	93%
	Year Over Year	94%	94%



Seaside

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales			
	Q4	3	1
	Year Over Year	11	13
<hr/>			
Average Price Per Sq Ft			
	Q4	\$1,413	\$1,242
	Year Over Year	\$1,585	\$1,500
<hr/>			
Average Sales Price			
	Q4	\$3,800,000	\$2,850,000
	Year Over Year	\$3,324,883	\$3,617,244
<hr/>			
Average Days on Market			
	Q4	120	196
	Year Over Year	73	61
<hr/>			
Sales Price to List Ratio			
	Q4	96%	92%
	Year Over Year	97%	95%



Detached Single Family Homes

2024

2025

Number of Sales

Q4

15

23

Year Over Year

54

65

Average Price Per Sq Ft

Q4

\$1,163

\$1,036

Year Over Year

\$1,102

\$1,072

Average Sales Price

Q4

\$3,885,733

\$3,167,391

Year Over Year

\$3,704,944

\$3,443,451

Average Days on Market

Q4

96

119

Year Over Year

80

98

Sales Price to List Ratio

Q4

92%

96%

Year Over Year

93%

94%



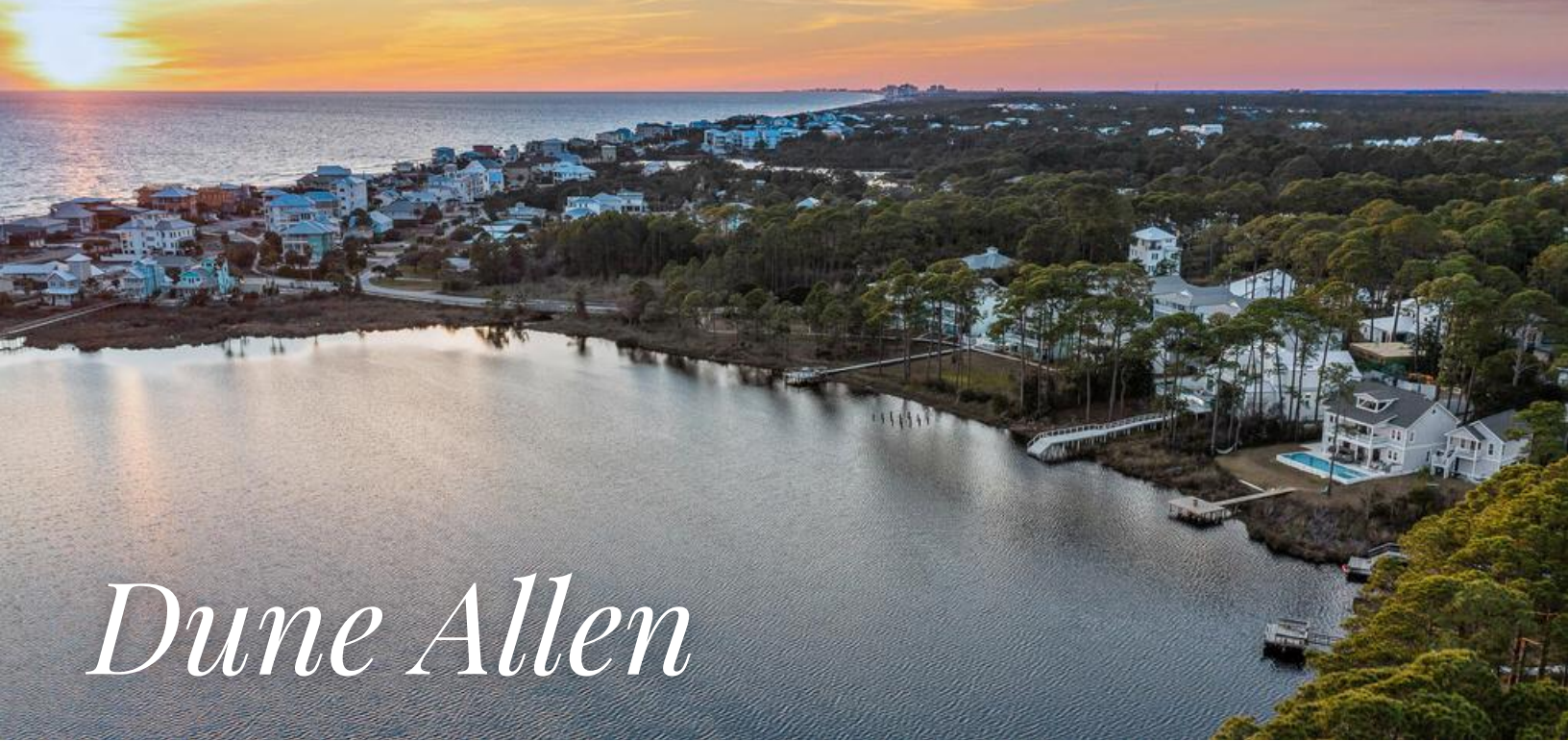
Grayton Beach

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales			
	Q4	1	3
	Year Over Year	11	12
<hr/>			
Average Price Per Sq Ft			
	Q4	\$1,365	\$1,954
	Year Over Year	\$1,154	\$1,369
<hr/>			
Average Sales Price			
	Q4	\$6,500,000	\$5,950,002
	Year Over Year	\$3,255,001	\$4,269,375
<hr/>			
Average Days on Market			
	Q4	113	29
	Year Over Year	121	103
<hr/>			
Sales Price to List Ratio			
	Q4	81%	96%
	Year Over Year	91%	91%



Blue Mountain Beach

Detached Single Family Homes		2024	2025
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Number of Sales			
	Q4	21	25
	Year Over Year	84	88
<hr/>			
Average Price Per Sq Ft			
	Q4	\$526	\$655
	Year Over Year	\$578	\$617
<hr/>			
Average Sales Price			
	Q4	\$1,346,473	\$2,350,740
	Year Over Year	\$1,672,263	\$1,694,340
<hr/>			
Average Days on Market			
	Q4	309	123
	Year Over Year	214	120
<hr/>			
Sales Price to List Ratio			
	Q4	94%	94%
	Year Over Year	95%	94%



Dune Allen

Detached Single Family Homes		2024	2025
Number of Sales	Q4	39	38
	Year Over Year	143	169
	<hr/>		
Average Price Per Sq Ft	Q4	\$600	\$567
	Year Over Year	\$585	\$602
	<hr/>		
Average Sales Price	Q4	\$1,781,820	\$1,688,617
	Year Over Year	\$1,626,901	\$1,764,144
	<hr/>		
Average Days on Market	Q4	98	138
	Year Over Year	92	110
	<hr/>		
Sales Price to List Ratio	Q4	94%	95%
	Year Over Year	95%	95%



30A Gulf Front

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales	Q4	6	7
	Year Over Year	20	31
<hr/>			
Average Price Per Sq Ft	Q4	\$2,436	\$2,838
	Year Over Year	\$2,377	\$2,398
<hr/>			
Average Sales Price	Q4	\$8,241,666	\$14,571,428
	Year Over Year	\$9,694,500	\$10,731,935
<hr/>			
Average Days on Market	Q4	124	28
	Year Over Year	123	60
<hr/>			
Sales Price to List Ratio	Q4	92%	97%
	Year Over Year	93%	94%



Condominiums

		2024	2025
<hr/>			
Number of Sales	Q4	14	15
	Year Over Year	66	58
<hr/>			
Average Price Per Sq Ft	Q4	\$1,113	\$1,166
	Year Over Year	\$1,143	\$1,142
<hr/>			
Average Sales Price	Q4	\$1,829,500	\$2,207,512
	Year Over Year	\$1,961,069	\$2,016,290
<hr/>			
Average Days on Market	Q4	139	163
	Year Over Year	99	128
<hr/>			
Sales Price to List Ratio	Q4	94%	93%
	Year Over Year	93%	95%



North Santa Rosa Beach

Detached Single Family Homes

2024

2025

Number of Sales

Q4

62

55

Year Over Year

270

249

Average Price Per Sq Ft

Q4

\$364

\$355

Year Over Year

\$350

\$352

Average Sales Price

Q4

\$957,174

\$970,777

Year Over Year

\$903,966

\$913,253

Average Days on Market

Q4

77

118

Year Over Year

91

94

Sales Price to List Ratio

Q4

95%

96%

Year Over Year

96%

96%



Point Washington

Detached Single Family Homes

2024

2025

Number of Sales

Q4

15

25

Year Over Year

76

90

Average Price Per Sq Ft

Q4

\$428

\$364

Year Over Year

\$410

\$368

Average Sales Price

Q4

\$854,933

\$852,301

Year Over Year

\$899,588

\$873,853

Average Days on Market

Q4

128

50

Year Over Year

76

90

Sales Price to List Ratio

Q4

95%

98%

Year Over Year

97%

97%



Destin

Detached Single Family Homes		2024	2025
<hr/>			
Number of Sales	Q4	66	89
	Year Over Year	278	314
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Average Price Per Sq Ft	Q4	\$402	\$407
	Year Over Year	\$415	\$425
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Average Sales Price	Q4	\$1,074,545	\$1,172,686
	Year Over Year	\$1,177,525	\$1,227,811
<hr/>			
Average Days on Market	Q4	79	105
	Year Over Year	83	105
<hr/>			
Sales Price to List Ratio	Q4	95%	95%
	Year Over Year	95%	95%



Condominiums

		2024	2025
<hr/>			
Number of Sales	Q4	62	92
	Year Over Year	337	381
<hr/>			
Average Price Per Sq Ft	Q4	\$484	\$501
	Year Over Year	\$536	\$487
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Average Sales Price	Q4	\$711,193	\$754,110
	Year Over Year	\$731,315	\$700,527
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Average Days on Market	Q4	115	138
	Year Over Year	102	136
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Sales Price to List Ratio	Q4	95%	95%
	Year Over Year	95%	95%



Miramar Beach & Sandestin

Detached Single Family Homes		2024	2025
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Number of Sales	Q4	56	57
	Year Over Year	230	256
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Average Price Per Sq Ft	Q4	\$547	\$514
	Year Over Year	\$524	\$499
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Average Sales Price	Q4	\$1,799,073	\$1,434,906
	Year Over Year	\$1,488,102	\$1,369,464
<hr/>			
Average Days on Market	Q4	99	106
	Year Over Year	96	100
<hr/>			
Sales Price to List Ratio	Q4	94%	95%
	Year Over Year	95%	95%



Condominiums

2024

2025

Number of Sales

Q4	56	138
Year Over Year	350	446

Average Price Per Sq Ft

Q4	\$528	\$509
Year Over Year	\$552	\$507

Average Sales Price

Q4	\$676,368	\$688,533
Year Over Year	\$702,141	\$697,726

Average Days on Market

Q4	126	164
Year Over Year	98	148

Sales Price to List Ratio

Q4	96%	97%
Year Over Year	96%	96%

A scenic photograph of Panama City Beach, Florida, showing the ocean, waves, and dunes with beach grass in the foreground. The sky is clear and blue.

Panama City Beach

Detached Single Family Homes

2024

2025

Number of Sales

Q4

111

120

Year Over Year

504

461

Average Price Per Sq Ft

Q4

\$350

\$358

Year Over Year

\$381

\$351

Average Sales Price

Q4

\$659,627

\$677,158

Year Over Year

\$678,580

\$626,462

Average Days on Market

Q4

98

126

Year Over Year

89

105

Sales Price to List Ratio

Q4

96%

94%

Year Over Year

96%

95%



Condominiums

2024

2025

Number of Sales

Q4	185	176
Year Over Year	887	700

Average Price Per Sq Ft

Q4	\$401	\$383
Year Over Year	\$402	\$389

Average Sales Price

Q4	\$440,328	\$432,070
Year Over Year	\$443,006	\$422,266

Average Days on Market

Q4	132	124
Year Over Year	104	131

Sales Price to List Ratio

Q4	95%	94%
Year Over Year	95%	95%



Q4 Market Overview

Detached Single Family Homes

2024

2025

Number of Sales

Q4

506

591

Year Over Year

1,554

1,615

Average Price Per Sq Ft

Q4

\$472

\$465

Year Over Year

\$470

\$465

Average Sales Price

Q4

\$1,306,127

\$1,268,137

Year Over Year

\$1,273,195

\$1,251,973

Average Days on Market

Q4

97

103

Year Over Year

90

97

Sales Price to List Ratio

Q4

95%

96%

Year Over Year

96%

95%



Condominiums

2024

2025

Number of Sales

Q4

303

466

Year Over Year

1,564

1,587

Average Price Per Sq Ft

Q4

\$471

\$563

Year Over Year

\$497

\$561

Average Sales Price

Q4

\$609,296

\$819,762

Year Over Year

\$625,487

\$806,214

Average Days on Market

Q4

124

143

Year Over Year

101

138

Sales Price to List Ratio

Q4

95%

95%

Year Over Year

95%

95%

Notable Sales





96 Camp Creek Point Drive

Sold for \$18,250,000 in Camp Creek Point

We are proud to announce the record-breaking sale of 96 Camp Creek Point Drive, marking the highest year-to-date transaction on 30A. Designed by Geoff Chick and completed in 2020, this 6,259-square-foot beachfront masterpiece blends modern elegance with timeless coastal charm. With six bedrooms, seven and a half bathrooms, a carriage-style guest suite, and curated details such as reharvested ceiling beams, shell stone floors, Taj Mahal quartzite counters, and custom Waterworks fixtures, the residence sets a new benchmark for luxury living on Scenic 30A. Exceptional amenities include a gulf-front pool, spa, outdoor kitchen, private boardwalk, media room, and pet-friendly features. This extraordinary sale underscores the continued strength of the luxury market along Florida's Emerald Coast.





4603 W. County Hwy 30A

Sold for \$18,200,000 on West 30A

We are thrilled to announce the record-breaking sale of 4603 W County Hwy, the highest sale to date on West 30A. This brand-new, Gulf-front estate offers 9 bedrooms, 9 bathrooms, and 85 feet of private beach frontage on a lush .6-acre promontory. Spanning over 11,000 square feet, the home showcases seamless indoor-outdoor living with multiple kitchens, grand living areas, a butler's pantry, wine room, full gym and spa, theater, and expansive outdoor spaces including a pool, bocce court, and alfresco kitchen. This landmark transaction sets a new benchmark for luxury living on the Emerald Coast.





28 Bramble Grove Place

Sold for \$11,000,000 in Seagrave Beach

We are pleased to announce the successful sale of The Landing at 28 Bramble Grove Place, an exceptional Gulf-front estate along the iconic 30A coastline. Spanning more than 8,800 square feet across four thoughtfully designed levels, this legacy residence pairs refined architecture with panoramic Gulf views, breathtaking sunsets, and an unparalleled beachfront setting. The home features a chef's kitchen with Wolf and Sub-Zero appliances, seamless indoor-outdoor living, a private pool, multiple entertaining spaces, and a primary suite designed as a serene coastal retreat. With eight bedrooms, resort-style amenities, a private beach walkover, and a rooftop terrace overlooking the shoreline, this sale represents the successful transfer of one of Seagrave Beach's most distinguished Gulf-front properties, thoughtfully crafted to be enjoyed for generations to come.





72 S Founders Lane

Sold for \$6,750,000 in WaterSound Beach

We are pleased to have brought the buyers for this exceptional beachside retreat designed by renowned architect Geoff Chick, located behind the gates of the exclusive WaterSound Beach community. This impeccably crafted home showcases soaring vaulted ceilings, a stunning great room, chef's kitchen, curated designer interiors, expansive outdoor living spaces, and a private carriage house, all complemented by advanced smart-home technology and thoughtful architectural details throughout. A true example of elevated coastal living, just moments from the beach and WaterSound's premier amenities.





32 Camellia Street

Sold for \$5,200,000 in Seagrove Beach

We are pleased to announce the sale of 32 Camellia, a beautifully designed coastal estate perfectly positioned in the sought-after Old Seagrove community. Offering 6,645 square feet of refined living space with panoramic Gulf views, this eight-bedroom, nine-bath residence was thoughtfully crafted for multi-generational living, seamless entertaining, and elevated coastal comfort. Highlights include expansive indoor-outdoor living areas, a private pool and summer kitchen, multiple guest suites and bunk rooms, and a rooftop deck capturing breathtaking views of the Gulf. Located just steps from beach access and moments from the shops and dining of Seaside and WaterColor, this successful sale reflects the enduring appeal of one of 30A's most desirable lifestyle offerings.





3820 E County Hwy 30A 408

Sold for \$5,000,000 in The Thirty-One

We are pleased to have brought the buyers for this exceptional Gulf-front residence at Thirty-One, a top-floor corner offering with unobstructed panoramic views stretching to both the east and west along the 30A coastline. This fully customized three-bedroom plus office, three-and-a-half-bath home spans 2,855 square feet and features private elevator entry, an open-concept living design, Gulf-facing bedrooms, and expansive terraces ideal for indoor-outdoor living. Thoughtful upgrades include heated marble floors in the primary bath, motorized shades, custom cabinetry, and a chef's kitchen appointed with Sub-Zero and Wolf appliances. Set within a non-rental, low-density community with generous beachfront, resort-style amenities, and a prime Gulf-front setting, this sale reflects the enduring demand for refined coastal living on 30A.

Luxury Listings





125 Golfridge Drive

\$6,065,000 in WaterSound Camp Creek

Welcome to this Coastal Dutch–inspired retreat in the prestigious gated community of WaterSound Camp Creek, a refined coastal haven offering over 6,264 square feet of thoughtfully curated living space. Designed for elevated everyday living and gracious entertaining, the residence features six bedrooms, eight baths, and a three-car garage, with bespoke wall coverings and custom draperies throughout creating a cohesive, sophisticated aesthetic. The main living areas flow seamlessly into a gourmet chef’s kitchen appointed with top-tier appliances and designer finishes, while expansive indoor and outdoor spaces invite effortless gatherings. Outdoors, a private cabana with fireplace, covered grilling porch, lush landscaping, and ambient lighting set the stage for evenings enjoyed after a day at the beach. As an added benefit, ownership includes exclusive St. Joe Club membership, providing access to premier golf, dining, wellness, and beach amenities, all within one of the Emerald Coast’s most sought-after communities.





306 Walton Rose Lane

\$7,995,000 in Inlet Beach

Situated just moments from Rosemary Beach, this newly constructed Inlet Beach residence offers a refined expression of coastal luxury through sophisticated architecture and exceptional craftsmanship. Designed by Darrell Russell of A Boheme Design and built by Jared Smartt of Earthbuild Construction, the home spans three levels on a private, walled, and gated homesite with solid concrete construction and enduring coastal systems throughout. Inside, Diana Royale marble floors, Venetian plaster walls, and vaulted architectural details frame an expansive great room that flows seamlessly into the dining area, chef's kitchen, and outdoor living spaces. The owner's retreat occupies a private level with Gulf views, a Calacatta Gold marble bath, and custom closet design, while additional guest suites, bunk accommodations, and secondary living spaces provide comfort and flexibility. Outdoors, a covered lounge with fireplace, full outdoor kitchen, and an exceptionally large temperature-controlled saltwater pool and spa create a resort-style setting on one of the east end of 30A's most expansive homesites, offering rare privacy, future expansion potential, and a walkable lifestyle near the best of Inlet Beach.





38 Bramble Grove Place

\$9,995,000 in Seagrove Beach

Welcome to Bramble Grove Lane, a rare Gulf-front retreat where refined luxury meets the natural beauty of the Emerald Coast. Tucked privately at the end of the lane, this one-of-a-kind residence overlooks pristine coastal dunes and native vegetation, with a cobblestone drive leading to an exterior clad in solid mahogany siding and cedar root accents. Completely renovated by Benecki Homes with interiors by Melanie Turner Interiors, the home offers four bedroom suites, two bunk rooms, and thoughtfully curated spaces designed for effortless coastal living. Opposing fireplaces anchor the living and dining areas, while the Tuscan-inspired kitchen features inlaid mosaic tile floors and Wolf and Sub-Zero appliances. Marble-clad baths with custom cabinetry and Waterworks fixtures elevate every detail. Outdoors, a Gulf-side screened porch with natural stone floors leads to the pool and outdoor fireplace, while a private boardwalk provides direct access to the beach, completing this truly distinctive Gulf-front offering.





107 Pine Cone Trail

\$2,950,000 in Inlet Beach

Set along the shores of Lake Powell, this exceptional waterfront residence offers rare lakefront living with a private dock, boathouse, and boat lift, creating effortless access to one of Northwest Florida's most pristine coastal dune lakes while remaining just minutes from the Gulf of Mexico. Designed by Rafi Inez and built by Focus Construction, the home blends refined coastal architecture with thoughtful craftsmanship, featuring cedar accents, Hardie board siding, gas lanterns, Ipe decking, and professionally curated landscaping. Inside, poplar wood ceilings, hardwood floors, and custom railings frame an open living space anchored by a fireplace and expansive EuroWall doors that open to serene water and nature views. The chef's kitchen is appointed with Thermador appliances, Taj Mahal quartzite, and custom cabinetry, while outdoor living takes center stage with a heated pool and spa, fire feature, and full outdoor kitchen. Offering four bedrooms, a bunk room, dedicated office, and a tranquil primary suite overlooking the lake, this Lake Powell retreat delivers a true boating lifestyle where water, nature, and coastal living come together seamlessly.